

IN RE: PETITION FOR SPECIAL HEARING  
W/S Bosley Avenue, 260' S of  
the c/l of Joppa Road  
(604-606 Bosley Avenue)  
9th Election District  
4th Councilmanic District  
Bosley Center Associates  
Petitioners

BEFORE THE  
DEPUTY ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 90-58-SPH

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**

The Petitioners herein request a special hearing to approve an amendment to the site plans previously approved in Case No. 84-167-X to eliminate certain landscaping and insert in its place a cantilever stairway and handicap ramp as more particularly described in Petitioner's Exhibit 1.

The Petitioners, by C. Dennis Webster, General Partner, appeared, testified and were represented by Robert A. DiCicco, Esquire. Appearing on behalf of the Petition were Thomas Hewitt and David S. Thaler with D. S. Thaler & Associates. At the request of the Deputy Zoning Commissioner, Pat Keller, Deputy Director of Planning was called upon to respond to information being proffered by Petitioners. There were no Protestants.

Testimony indicated that the subject property, known as 604 through 606 Bosley Avenue, consists of 23,712.50 sq. ft. zoned R.O., and is improved with a three-story office building. Petitioners testified that the original designs for the subject building, which received CRG approval in October 1983, called for a wood structure. In Case No. 84-167-X, a class B office building was approved for construction on the site by the then Zoning Commissioner on June 10, 1984. People's Counsel appealed the decision to the County Board of Appeals who affirmed the decision on July 27, 1984. People's Counsel subsequently appealed the Board's decision to the Circuit Court for Baltimore County which affirmed the decision of the

Board in March 1985. People's Counsel thereafter appealed the decision of the Circuit Court to the Court of Special Appeals who affirmed the Circuit Court's ruling on January 8, 1985. Testimony presented indicated that after the affirmative decision of the Court of Special Appeals, the Petitioners proceeded to construct the office building; however, due to revisions in the Baltimore County Building Code (BOCA Code) since its original approval by CRG, the design plans were slightly modified. The exterior of the building was changed to brick and the cantilever stairway and handicap ramp were added to the north side of the property, eliminating the landscaping originally planned for that area. The building was similar in design other than a minor reduction in the width from 30 feet to 28.7 feet at its widest point.

Testimony indicated that permits were issued by Baltimore County in accordance with the modified CRG plan without requiring an amendment to the site plan. This discrepancy was not noted until the Deputy Director of Planning was in the process of reviewing various building plans in relationship to the R.O. bill. He subsequently noted the discrepancy and pointed out the matter to the Office of Zoning. Thereafter, citations were issued to Petitioners and in an attempt to correct the violations, Petitioners filed the instant Petition. In reviewing the subject building, Mr. Keller felt the plan proposed was a good example of landscaping and integration of a building into an area.

Mr. Thaler argued that the modifications proposed were minor in nature and simply intended to bring the building up to the BOCA Code requirements. He further indicated that the landscaping on this site was consistent with the approved landscaping plan, which was introduced and identified as Petitioner's Exhibit 3. Petitioners argued that to deny the

identified as Petitioner's Exhibit 3. Petitioners argued that to deny the modifications will result in unreasonable hardship to Petitioners without any benefit to the health, safety or general welfare of the community.

Mr. Keller testified that in his opinion the landscaping on the property met the requirements of the zoning regulations and was at a maximum in light of the unique characteristics of the subject property. He further noted that Petitioners had done a good job at maintaining the landscaping. Mr. Keller agreed that to deny the relief requested and require compliance with the original CRG plan would result in more detriment to the health, safety and general welfare by the deletion of fire and handicapped access which were added after the original plan was approved.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 17th day of October, 1989 that the Petition for Special Hearing to approve an amendment to the site plans previously approved in Case No. 84-167-X to eliminate certain landscaping and insert in its place a cantilever stairway and handicapped ramp, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the

following restrictions which are conditions precedent to the relief granted:

- 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) Petitioners shall at all times maintain at a minimum the landscaping set forth in Petitioner's Exhibit 3 which was approved by the Baltimore County Landscape Planner. In the event any of the trees or shrubs die, Petitioners shall replace same within a reasonable period of time.

ANN M. NASTAROWICZ  
Deputy Zoning Commissioner  
for Baltimore County

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353

J. Robert Haines  
County Executive

October 27, 1989

Robert A. DiCicco, Esquire  
405 Central Avenue  
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING  
W/S Bosley Avenue, 260' S of the c/l of Joppa Road  
(604-606 Bosley Avenue)  
9th Election District - 4th Councilmanic District  
Bosley Center Association - Petitioners  
Case No. 90-58-SPH

Dear Mr. DiCicco:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

ANN M. NASTAROWICZ  
Deputy Zoning Commissioner  
for Baltimore County

cc: People's Counsel

Law Office  
**ROBERT A. DICICCO**  
405 CENTRAL AVENUE  
TOWSON, MARYLAND 21204  
TELEPHONE  
AREA CODE 301  
825-2000  
TELEFAX 825-2007

July 18, 1989

Mr. J. Robert Haines  
Baltimore County Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204

Re: Bosley Center Association  
Case Number 90-58-SPH

Dear Mr. Haines:

Please be advised that I have received the Notice of Hearing pertaining to the above captioned matter.

Due to the fact that I will be out of town from August 13 through August 27, 1989 I respectfully request that this hearing be rescheduled.

Thank you for your attention to this matter.

Very truly yours,

Robert A. DiCicco

RAD:cdm  
88-91  
d.11

RECEIVED  
JUL 20 1989  
ZONING OFFICE

**PETITION FOR SPECIAL HEARING**  
90-58-SPH  
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 506.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the site plans in Zoning Case #84-167-X, to eliminate certain landscaping and to insert cantilever stairway and handicap ramp.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon the penalties of perjury, that we are the legal owner(s) of the property which is the subject of this Petition.

I/We do solemnly declare and affirm under the penalties of perjury, that we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):  
Bosley Center Assoc.  
(Type or Print Name)  
C. Dennis Webster  
General Partner  
(Type or Print Name)

Contract Purchaser:  
(Type or Print Name)  
Signature  
(Type or Print Name)

Address  
City and State  
Signature  
(Type or Print Name)

City and State  
Signature  
(Type or Print Name)

Address  
City and State  
Signature  
(Type or Print Name)

Address  
City and State  
Signature  
(Type or Print Name)

Address  
City and State  
Signature  
(Type or Print Name)

Address  
City and State  
Signature  
(Type or Print Name)

Address  
City and State  
Signature  
(Type or Print Name)

Address  
City and State  
Signature  
(Type or Print Name)

Address  
City and State  
Signature  
(Type or Print Name)

Address  
City and State  
Signature  
(Type or Print Name)

Address  
City and State  
Signature  
(Type or Print Name)

Address  
City and State  
Signature  
(Type or Print Name)

Address  
City and State  
Signature  
(Type or Print Name)

Address  
City and State  
Signature  
(Type or Print Name)

Address  
City and State  
Signature  
(Type or Print Name)

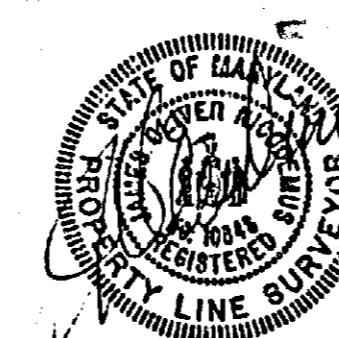
Address  
City and State  
Signature  
(Type or Print Name)

Address  
City and State  
Signature  
(Type or Print Name)

Address  
City and State  
Signature  
(Type or Print Name)

**DESCRIPTION FOR SPECIAL HEARING**  
604-606 BOSLEY AVENUE

Beginning for the same at a point on the westerly right of way line of Bosley Avenue, which point is southerly 260'± from the intersection of the centerlines of Bosley Avenue and Joppa Road; thence, binding upon the westerly right of way line of Bosley Avenue South 06 29'20" West 112.50 feet to the northerly right of way line of an alley; thence, binding upon the said northerly right of way line, North 83 30'49" West 150.00 feet to an easterly line of another alley; thence, binding upon the last said line North 06 29'20" East 75.00 feet to a point; thence, North 83 30'40" West 6.00 feet to a point referred to in a deed recorded among the Land Records of Baltimore County, MD in Liber 7263 folio 408, Parcel No. 2 as being the center of a 12 foot alley; thence, binding upon the said centerline North 06 29'20" East 37.50 feet to a point; thence, South 83 30'40" East 156.00 feet to the point of beginning. Containing 0.393 acres of land more or less.



PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME  
Robert A. DiCicco  
C. Dennis Webster  
Thomas Hewitt  
David S. Thaler  
C. DENNIS WEBSTER

ADDRESS  
attorney for Petitioner  
D. S. Thaler & Assoc.  
Petitioner

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353  
J. Robert Haines  
County Executive

August 1, 1989

Robert A. DiCicco, Esq.  
405 Central Avenue  
Towson, Maryland 21204

Re: NOTICE OF POSTPONEMENT  
Petition for Special Hearing  
CASE NUMBER: 90-58-SPH  
604-606 Bosley Avenue  
9th Election District - 4th Councilmanic  
Petitioner(s): Bosley Center Association

Dear Mr. DiCicco:

Please be advised that the above hearing scheduled for August 23, 1989 has been postponed, pursuant to your request.

This case will be reassigned, at which time you will receive a new Notice of Hearing providing information on the new hearing date.

Very truly yours,

J. ROBERT HAINES  
Zoning Commissioner

JRH:gs

cc: File

# BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 8, 1989

Robert A. DiCicco, Esquire  
405 Central Avenue  
Towson, MD 21204

RE: Item No. 516, Case No. 90-58-SPH  
Petitioner: Bosley Center Assoc.  
Petition for Special Hearing

Dear Mr. DiCicco:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commission with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate, and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

*James E. Dyer*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:jw

Enclosures

Baltimore County  
Zoning Commission  
Office of Planning and Zoning  
Towson, Maryland 21204  
(301) 887-5353

J. Robert Haines  
Zoning Commissioner



Dennis F. Rasmussen  
County Executive

Your petition has been received and accepted for filing this

14th day of June, 1989.

*J. Robert Haines*  
J. ROBERT HAINES  
ZONING COMMISSIONER

Received By:

*James E. Dyer*  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: Bosley Center Assoc.

Petitioner's Attorney: Robert A. DiCicco

## BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

DATE: August 18, 1989

TO: J. Robert Haines  
Zoning Commissioner  
FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning  
Bosley Center Assoc., Item 516  
SUBJECT: Zoning Petition No. 90-58-SPH

The Petitioner requests a Special Hearing to approve an amendment to the site plans in Zoning Case No. 84-167-X and to eliminate certain landscaping and to insert cantilever stairway and handicap ramp. In reference to this request, staff recommends the following comments:

The proposed amendment to the site plan in Case No. 84-167-X is being requested in order to remedy the following violations:

1. The approved plan filed in the Special Exception for a Class B Office Building;
2. the CRG plan approved on 10/27/83; and
3. the approved site plan filed with building permit C-1296-86 issued on 9/17/86.

An active zoning violation case exists and is being held in abeyance pending the outcome of this case (88-2103).

This office opposes the petitioner's request for the following reasons:

- The amendment to the site plan is undesirable and should not be approved.
- The plan should conform with the approved CRG plan which included a finding that the 3-story Class B Office Building was highly compatible with the present and prospective uses of nearby residential properties.
- The amenity open space, landscaping, building placement and parking were all carefully planned factors and have been compromised.

Page Two  
90-58-SPH  
August 18, 1989

The CRG plan has never been amended to reflect the changes in the building construction or landscaping and since these changes are material in nature, a CRG meeting will be required.

The loss of landscaping area and amenity open space has resulted from the placement of columns only 3 ft. from the adjacent northern property, is significant and highly undesirable.

The building footprint has also been substantially altered to a 100' x 60' building; the previously approved CRG plan and building plan shows a smaller building 100' x 52' while the elevation drawings submitted to the CRG show a 100' x 46' building.

The shaded areas indicating amenity open space on the site plan submitted with No. 90-58-SPH appears to be less than that shown on the approved CRG and building permit plans (6,162.5 sq. ft.) it is actually greater (7,626.77 sq. ft.).

Calculations have not been provided which note whether the covered open space has been included in amended open space. Regardless, the quality of the covered open space is less than the 11' open landscaped area shown on the approved plan.

The floor area ratio is shown as .485 on all previously approved plans as well as the site plan submitted with the hearing. It appears that the f.a.r. should be somewhat greater due to the addition of the covered balcony.

Lastly, it should be noted that new RO legislation has been adopted which changes floor area ratio and setback requirements for Class B Office Buildings. If this plan is not in compliance with the plan approved prior to the effective date of Bill 16-88, has the Special Exception been jeopardized? Should the site be required to be in conformance with the new RO requirements?

PK/sf

Baltimore County  
Department of Public Works  
Bureau of Traffic Engineering  
Courts Building, Suite 405  
Towson, Maryland 21204  
(301) 887-3554

July 24, 1989

Mr. J. Robert Haines  
Zoning Commissioner  
County Office Building  
Towson, MD 21204

RECEIVED  
AUG 3 1989  
ZONING OFFICE

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 493, 511, 513, 517, 519, 520, 521, 522, 524, 528, 529, 530, 531, 532, and 533.

Very truly yours,

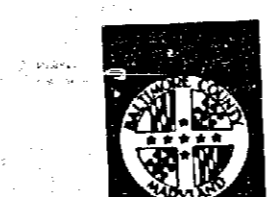
*Michael S. Flanagan*  
Michael S. Flanagan  
Traffic Engineer Associate II

MSF/lab

Baltimore County  
Fire Department  
800 York Road  
Towson, Maryland 21204-2586  
(301) 887-4500

JUNE 14, 1989

Paul H. Reische  
J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204



Dennis F. Rasmussen  
County Executive

RE: Property Owner: BOSLEY CENTER ASSOCIATION  
Location: #604-606 BOSLEY AVENUE  
Item No.: 516

Zoning Agenda: JUNE 13, 1989

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *Chadley K. Smith* Noted and Approved  
Planning Group  
Special Inspection Division  
*Captn. Wm. B. Smith*  
Fire Prevention Bureau

JUN 19 1989

## BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: June 22, 1989

FROM: Robert W. Dowling, P.E.

RE: Zoning Advisory Committee Meeting  
for June 13, 1989

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for items 493, 514, 517, 520, 521, 522, 524, 528, 529, 531, and 532.

For Item 511, the minimum panhandle width for one lot is 20 feet, not 10 feet as shown on the plan.

For Items 513, 515, and 533 the previous County Review Group Comments still apply.

For Item 519, all lots must have in-lot frontage to a public road.

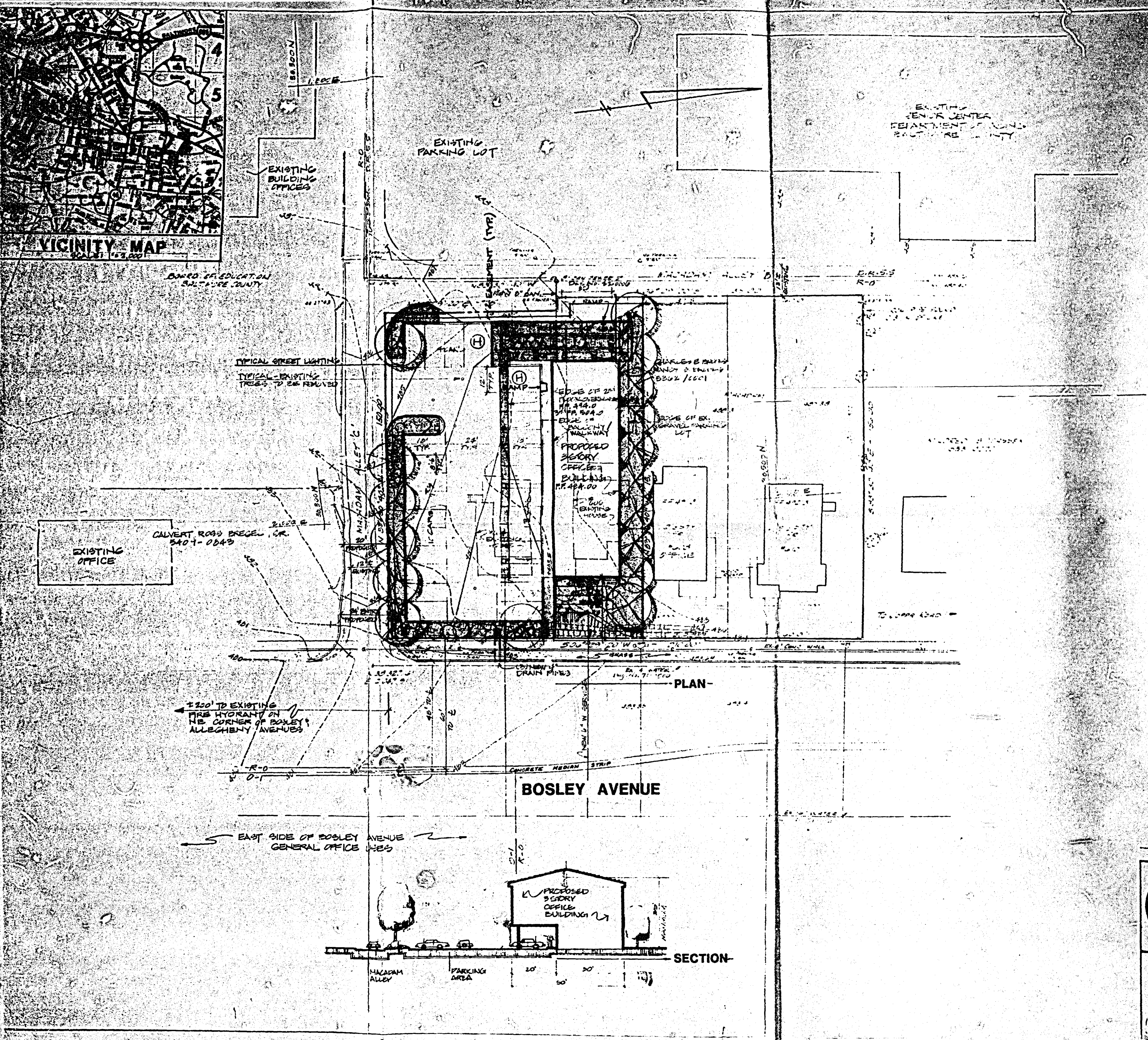
For Item 530, comments are attached.

*Robert W. Dowling*  
ROBERT W. DOWLING, P.E., Chief  
Developers Engineering Division

RWB:s

Encl.





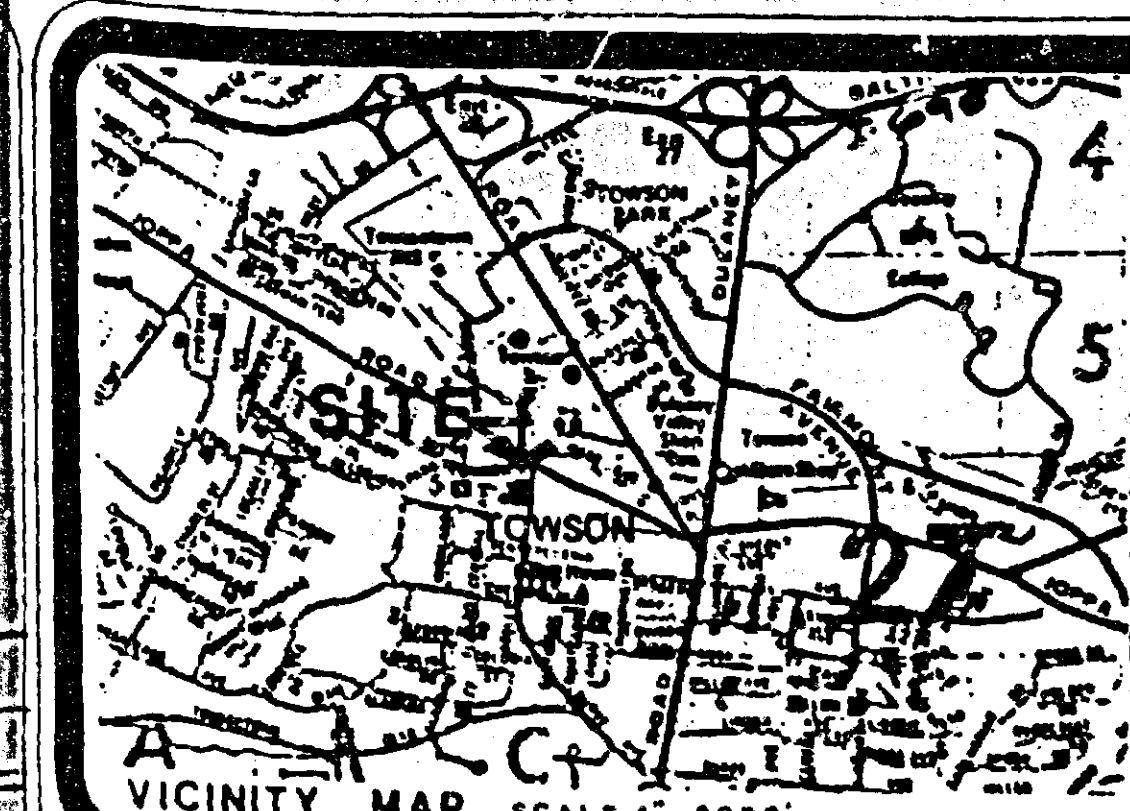
- General Notes**
- Owner/Applicant: C. Dennis Webster  
606 Bosley Avenue  
Towson, Maryland 21204  
(301) 296-2430
  - Election District 9; Councilmanic District 4; Census Tract 4907.02.
  - Watershed 23; Subwatershed 55.
  - Site Acreage:  
Gross = 23,712.50 S.F. +/-  
Net = 17,100.00 S.F. +/-  
Amenity Open Space:  
Required = 23,712.50 S.F. +/- x .25 = 5,928.13 S.F. +/-  
Proposed = 6,167.50 S.F. +/-
  - Parking:  
Required = 1st Floor - 3,000 S.F. @ 1/300 = 10 Spaces  
2nd Floor - 4,250 S.F. @ 1/500 = 8.5 Spaces  
3rd Floor - 4,250 S.F. @ 1/300 = 8.3 Spaces  
Total Required = 27 Spaces  
Proposed = 27 Spaces on site + 3 spaces on rear alley
  - There are no proposed or existing well or septic areas on the site.
  - All soils on the site are C18, C18m - Urban Land complex, 0 to 8 percent slopes, with only slight limitations for structures and moderate limitations for streets and parking lots due to slopes.
  - All existing trees are to be removed.
  - There are no existing streams, bodies of water, springs or flood plains on the site.
  - All existing structures, parking and walkways to be removed. There are no historic buildings on the site.
  - Floor area ratio = 11,500 S.F. - 23,712.50 S.F. +/- = .48/1.  
The building will be masonry and glass construction. Principal use is to be general office with hours of operation from 8:00 a.m. - 5:00 p.m. and approximately 30 employees.
  - The property address will be located on the building in accordance with applicable Baltimore County requirements for signage.
  - All outdoor lighting will be 250 watt fixtures on 12 foot poles in locations shown on plan and will conform to applicable Baltimore County standards.
  - Current Ownerships:  
604 Bosley Avenue - C. Dennis Webster; Deed Reference Liber 6286 folio 0658; Property No. 09-07-150210.  
606 Bosley Avenue - John Grason Turnbull, II; Deed Reference Liber 6254 folio 712; Property No. 09-07-151790.
  - Estimated Average Daily Trips = 11,500 @ 12.3/1,000 S.F. = 141.45 A.D.T.'s.
  - M.T.A. bus route no. 8 serves the area and stops at Bosley and Allegheny Avenues, 200 feet +/- to the south of the site.
  - The new impervious area is less than one-half acre and the site is exempt from stormwater management.
  - There are no wetlands, significant geological formations, archeological sites, critical areas, endangered species habitats or hazardous materials on the site.
  - PROJECT PLANNED AS 3-STY. OFFICE CONDO.

**BALTIMORE COUNTY MD. COUNTY REVIEW GROUP**  
This Plan Was Reviewed By the CRG On 10-27-83 With The Following Action Taken  
**PLAN APPROVED**  
Plan Approved D/W [Signature]  
Plan Approved O/P [Signature]  
Approval Expiration Date 10-27-86  
Plan Disapproved \_\_\_\_\_  
Continued Mtg. Required \_\_\_\_\_  
PL 604-606 BOSLEY AVENUE

**DAFT · McCUNE · WALKER INC.**  
LAND PLANNING CONSULTANTS  
LANDSCAPE ARCHITECTS  
ENGINEERS  
630 E JOPPA ROAD  
TOWSON, MD 21204  
TELEPHONE: (301) 296-3333

**PLAN**  
DATE: 11-09-83  
BY: [Signature]  
SCALE: 1"=20' - NORTH

**apri associates, inc.**  
surveyors-engineers  
304-310 BOSLEY AVENUE  
A 17th ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND



OWNER/DEVELOPER  
C. DENNIS WEBSTER  
808 BOSLEY AVENUE  
TOWSON, MD. 21204  
(301) 583-1354

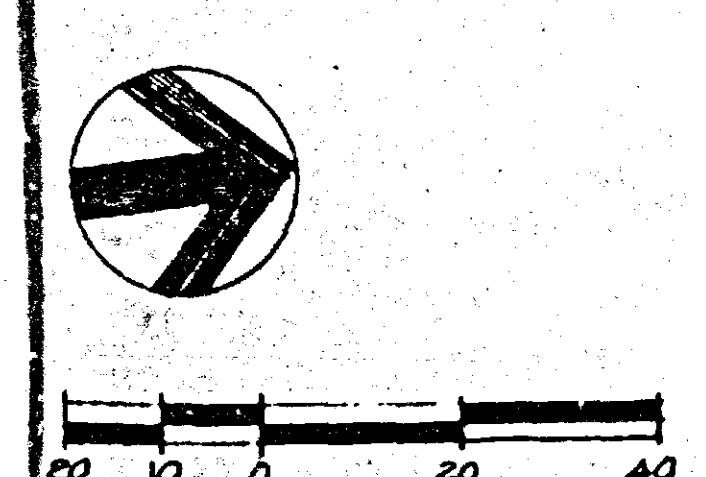
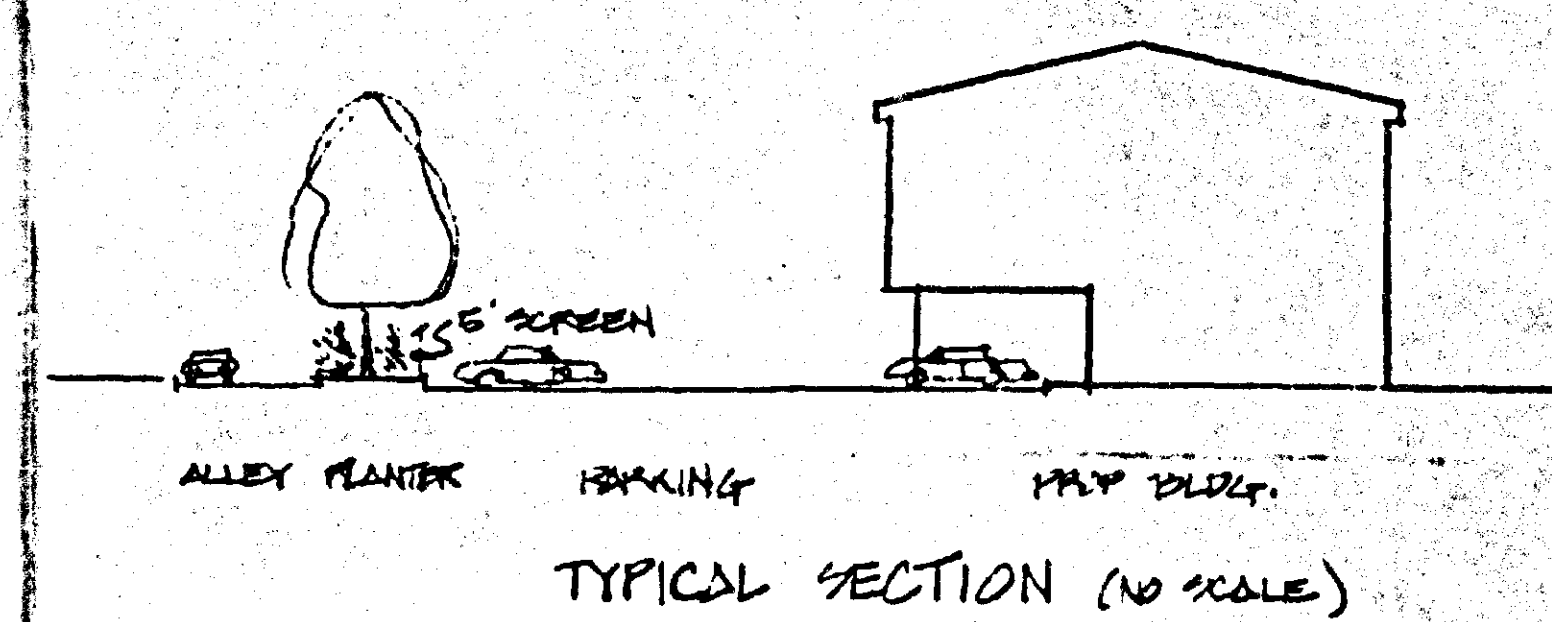
604 - 606 BOSLEY AVENUE

DJ&A

D.S. THALER & ASSOC. INC.  
CIVIL ENGINEERS  
LANDSCAPE ARCHITECTS  
11 WARREN ROAD  
BALTIMORE, MD. 21206  
(301) 484-4100

PROJECT No. 0241  
SHEET No. 1 OF 1

PLANT LIST					
KEY	BOTANICAL / COMMON NAME	QTY.	SIZE	ROOT	REMARKS
CD	CEDRUS DEODAR / DEODAR CEDAR	4	4-5'	B.B.	
IM	ILEX X MEDERVAE BLUE PRINCE / BLUE PRINCE HOLLY	7	18-24"	CONTAINER	B.O.C.
PF	PHOTINIA FRAXEOL / RED PHOTINIA	24	18-24"	CONTAINER	B.O.C.
PS	PRUNUS SERPILLATA KAWAZAN / KAWAZAN FLOWERING CHERRY	5	1 1/2-2" CAL.	B.B.	
QP	QUERCUS PHELLOS / WILLOW OAK	0	2-2 1/2" CAL.	B.B.	B.O.C.
ST	SOPHORA JAPONICA / JAPANESE PAGODA TREE	2	2-2 1/2" CAL.	B.B.	
TC	TAXUS CUPRESSATA 'NOMOFORMIS' / DENSE JAPANESE YEW	25	18-24"	B.B.	B.O.C.
TS	TSUGA CANADENSIS / CANADIAN HEMLOCK	3	4-5'	B.B.	SHEDD



BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
LANDSCAPE PLAN APPROVED  
by *Ray H. ...*  
date 9-2-86

FINAL LANDSCAPE PLAN - 604-606 BOSLEY AVE.  
CRG PUBLIC SERVICES NO.: 83-155  
BUILDING PERMIT CONTROL NO.: 90940  
APPROVED: 10/21/83 C-1292-86

PLANTING CALCULATIONS (PER BALTIMORE COUNTY  
LANDSCAPE MANUAL, 1983):  
PLANTING REQUIRED:  
200' SHARED ADJACENT RD + AD = 9.50  
4' INTERIOR ROAD + 20 = 0.45  
9.95  
80% MAJOR DECIDUOUS TREES = 5  
BALANCE MINOR DEC / EVERGREEN = 5  
30 REDUCED PARKING SPACES + 12 = 25 MAJOR DEC  
TOTAL MAJOR DECIDUOUS TREES REQ'D. = 5  
TOTAL MINOR DECIDUOUS / E.G. TREES REQ'D. = 5  
PLANTING PROVIDED:  
MAJOR DECIDUOUS TREES = 5  
MINOR DEC / E.G. TREES = 5  
WHEN PLANTING AS NEEDED PROVIDED BY  
EVERGREEN SHADERS (TO GROW TO 6' MIN.) AND  
EVERGREEN TREES.

- LAND PLANTING SHALL TAKE PLACE UNTIL THE FINAL GRADE  
IS ESTABLISHED AND STABILIZED.
- PLANTS SHALL BE PROPERLY FERTILIZED, WATERED,  
AND GUARANTEED FOR ONE (1) YEAR FROM INSTALLATION.
- LANDSCAPE ARCHITECT IS RESPONSIBLE FOR CONFIRMING AS-  
BUILT LOCATION OF ALL UTILITIES.
- ALL TREES SHALL BE PROPERLY WRAPPED AND  
STAKED AS INDICATED IN DETAILS.

I HEREBY CERTIFY THAT THE PLANTING PLAN  
SHOWN HEREIN IS CONSISTENT WITH APPLICABLE  
POLICY, GUIDELINES AND STANDARDS, AND THAT  
ALL PLANT MATERIAL TO BE FURNISHED WILL  
BE NUMBERED, GROWN IN ACCORDANCE WITH THE  
SPECIFICATIONS STATED IN THE BALTIMORE  
COUNTY LANDSCAPE MANUAL, 1983, DATED  
MAY 2, 1984.

7. PLANTING INFORMATION:  
- CURRENT ZONING: R-O  
- SPECIAL EXCEPTION CASE # 24-107X  
- APPROVED: 11/1/84  
- COUNTY BOARD OF APPEALS CASE # CDA-89-155  
- GRANTED: 7-27-84  
- CIRCUIT COURT FOR BALTIMORE CO. CASE # 24-CG-551  
- DECREE: 10-26-84  
- BOARD OF APPEALS AFFIRMED: 5-6-85  
- COURT OF SPECIAL APPEALS OF MARYLAND  
- CASE # 301 DEPT. TERM 1985  
- JUDGMENT AFFIRMED: 1-8-86

REVISIONS

DATE	08/25/86
SCALE	1" = 20'
DESIGNED BY	
CHECKED BY	
APPROVED BY	

STATE OF MARYLAND  
BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
LANDSCAPE PLAN APPROVED

